

# **FACTS from the City of Greenville**

**Issued:** September 10, 2002

## **City Zoning Revisions Underway**

### **Summary**

On September 10, 2002, the City of Greenville Quality of Life Committee reviewed the first section of a 3-part plan developed by the planning firm Clarion Associates to update the City's existing Zoning Ordinances. City Council decided that there was a need to revise the codes based on recommendations received during the Comprehensive Planning Process that took place in 1999. Clarion began preparation for developing the new codes, to be called *Land Use and Development Ordinance* (LUDO), by interviewing a cross-section of the ordinance users including city residents, developers and staff. Over the past two years, Clarion has continued to work with Council and a Council-appointed Advisory Committee to establish the guidelines and focus for the LUDO.

After the initial review by the Quality of Life Committee Part 1 of the LUDO, copies will be made available to the public for review. Citizens will be advised to send any comments to the Citizen's Advisory Committee. The Advisory Committee has been charged with reviewing Clarion's plan and public comments before making a final recommendation to City Council. The review process will continue for Part 2 and Part 3 throughout the coming year.

### **Detailed Background Information**

In 1999 City Council adopted a *Comprehensive Plan*, based on citizens goals and objectives for guiding future growth of the city. The plan culminated a two-year process that included more than 25 neighborhood meetings. In order to implement the *Comprehensive Plan*, the City selected Clarion Associates, a planning firm from Denver, Colorado, to update the zoning ordinance and land development regulations.

#### **The goals of this update are to provide regulations that:**

- Ensure that Greenville's neighborhoods are protected from the adverse effects of new development, while at the same time encouraging appropriate development;
- Make the code more user-friendly for the public, developers, and city officials and staff;
- Modernize the code to accommodate more innovative types of land development applications, including quality redevelopment and infill development that is consistent with the goals expressed in the *Comprehensive Plan*;
- Ensure an efficient, coordinated, and uncomplicated process for development review, and make the review process and its results more certain for neighborhoods and developers alike; and

- Build on and maintain the City's existing development template, with its vibrant downtown, livable neighborhoods, and interconnectivity.

Clarion began the process of updating the development codes by interviewing users of the codes, including citizens, developers, city official and city staff. City Council appointed a diverse 12-member Citizen Advisory Committee to oversee each step in the process. After evaluating the City's *Comprehensive Plan* and current development codes, and incorporating the results of its interviews, Clarion presented Diagnosis of Zoning Ordinance and Land Development Regulations. This diagnosis established major themes for improvements, and a chapter-by-chapter discussion of key provisions in the zoning ordinance and land development regulations.

In the Spring of 2001, Clarion submitted Annotated Outline of a New Land Use and Development Ordinance. The outline was evaluated by the Citizen Advisory Committee, city officials and city staff for adherence to the goals and objectives set forth for the project. Based on this approved outline, Clarion began preparing the new development code, to be called *Land Use and Development Ordinance* (LUDO).

In order to make the project more manageable, Clarion is drafting the new LUDO in three parts:

Part 1 includes three chapters on Zone Districts, Use Regulations, and Dimensional Standards.

Part 2 includes four chapters on General Provisions, Procedures for Administration, Nonconforming Uses, and Enforcement.

Part 3 includes four chapters on Development and Design Standards, Land Development Standards, Incentives, and Definitions.

Each part of the new LUDO will be provided to the public for review and written comments. These comments will be considered by the Citizen Advisory Committee, as it directs Clarion toward a final draft of the LUDO. Once all parts of the LUDO have been evaluated by the Citizen Advisory Committee, Clarion will provide a full draft of the LUDO for formal public hearings.

Part 1 of the proposed Land Use and Development Ordinance is being offered to the public for review and written comments. The information will be posted on the City website, [www.greatergreenville.com](http://www.greatergreenville.com) by September 20. Copies of the proposal are also available at all Greenville County Library branches.

Those wishing to make comments should put them in writing, addressed to: The City of Greenville, PO Box 2207 Greenville, SC 29602 ATTN: Zoning Revision Advisory Committee. Additionally, comments can be e-mailed directly to [cityinfo@greatergreenville.com](mailto:cityinfo@greatergreenville.com). All comments must be received by 5:00 p.m. on Monday, October 14, 2002.

Attachment: An Overview of Recommendation of LUDO Part 1